

County of Loudoun  
Department of Planning  
MEMORANDUM

**DATE:** September 8, 2010

**TO:** Building and Development, Zoning      Marilee Seigfried (3)      MS 60  
(Nita Bearer)

**FROM:** Marchant Schneider, Project Manager

**SUBJECT:** **SPEX 2010-0010**  
**BROAD RUN CONTRACTING – DULLES TRADE CENTER WEST LOT 12**

**(SPEX CONDITIONS OF APPROVAL REVIEW)**

**DUE DATE:** **SEPTEMBER 15, 2010**

**COMMENT:**

Hi, Marilee: Please coordinate to have the zoning proffer team or other appropriate staff member review the enclosed draft conditions of approval dated August 30, 2010. The application has been “double-advertised” and is scheduled for Board of Supervisors public hearing on October 12, 2010. The conditions of approval have not been reviewed by the County Attorney’s office. Nita Bearer is the referral writer.

(Note: Please provide one paper copy to Project Manager as well as one electronic copy of referral comments to Marchant.Schneider@loudoun.gov If you have any questions, please contact me at 703-771-5669)

Thank you for your assistance!

Please find the enclosed information for your review:

1. Information Sheet
2. Draft Conditions of Approval dated August 30, 2010
3. Plat dated February 2010, revised through July 14, 2010

**NOTE:** Please see LMIS application documents for additional information. Agencies outside the County can view documents at [www.loudoun.gov/lola](http://www.loudoun.gov/lola).

**SPEX 2010-0010**  
**Broad Run Contracting – Dulles Trade Center West Lot 12**

**APPLICANT:** Broad Run Contracting  
Blair Hansen  
PO Box 1550  
Ashburn VA 20146  
703-433-2000  
[blair@broadruncontracting.com](mailto:blair@broadruncontracting.com)

**OWNER:** Same as Applicant

**REPRESENTATIVE:** Dewberry  
Dave Boeing  
1503 Edwards Ferry Road #200  
Leesburg VA 20176  
703-771-8004  
[dboeing@dewberry.com](mailto:dboeing@dewberry.com)

**PROPOSAL:** A Special Exception to permit the storage of empty solid waste vehicles and containers pursuant to Section 4-604 (TT) of the Revised 1993 Zoning Ordinance.

**PROPERTY LOCATION:** West side of Trade West Drive, north of the intersection with Evergreen Mills Road.

**TAX MAP/PARCEL:** Tax Map— 101///7////12/      MCPI— 162-47-0244-000

**CURRENT ZONING:** PD-GI

**PROPOSED NON-RESIDENTIAL FLOOR AREA:** 28,508 square feet

**SURROUNDING ZONING/LAND USE/USE:**

<b>NORTH</b>	PDGI	Industrial	Vacant
<b>SOUTH</b>	PDGI	Industrial	Vacant
<b>EAST</b>	PDGI	Industrial	Vacant
<b>WEST</b>	RC	Industrial	Single Family

**ELECTION DISTRICT:** Dulles